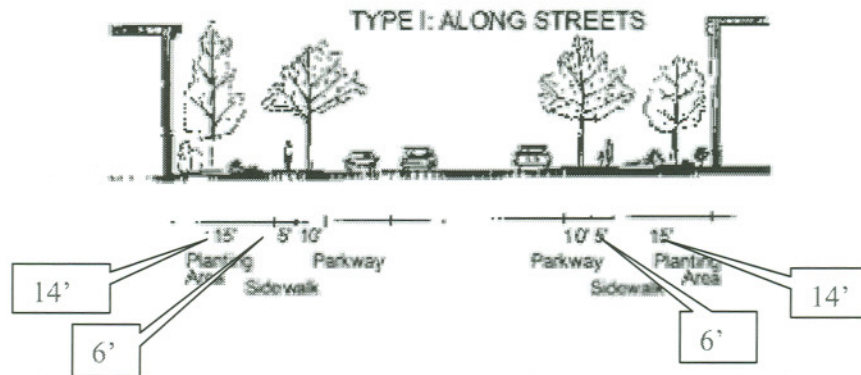




20C.40.105-030 Pedestrian System Description.

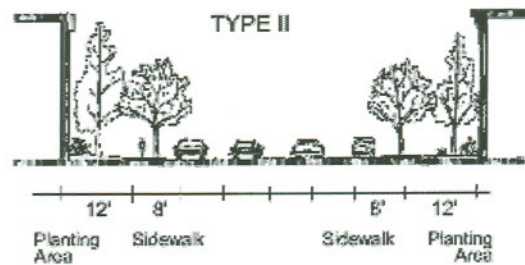
- (1) Type I – A 30-foot landscaped walkway which includes a 10-foot parkway planter for street trees, a ~~five~~6-foot sidewalk and ~~15~~14 feet of planting/plaza area, ~~when located on a street front.~~

Internal block sections typically include an eight-foot wide sidewalk and 11 feet of landscaping on both sides. Where a mid-block connection is desired through the interior of a property, the landscaping buffer may be omitted through the site plan review process, provided that the walkway be a minimum of 12 feet in width and be safe and appealing for pedestrian use. Where store fronts open directly onto pedestrian ways, unit pavers or decorative pavement finishes are encouraged, as well as landscaping in planters and tree wells. Internal block sections may pass through buildings when providing access to pedestrian-oriented uses within a ground floor arcade. Type I is most typically used for internal block linkages and entry arterials to City Center. Type I may be substituted by Type VI segments where found appropriate by the Technical Committee.

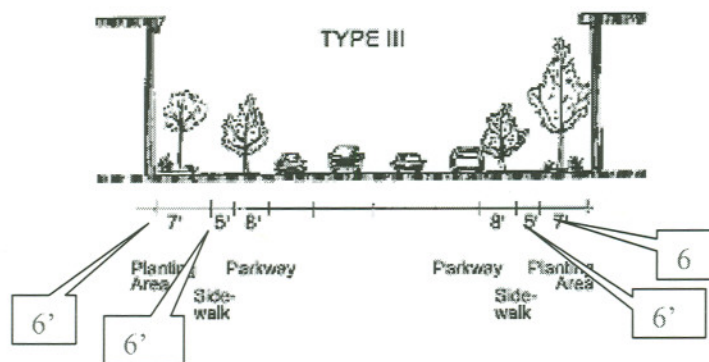


- (2) Type II – A 20-foot landscaped walkway which includes an 8-foot sidewalk, 12 feet of planting and street trees in tree wells along the street.

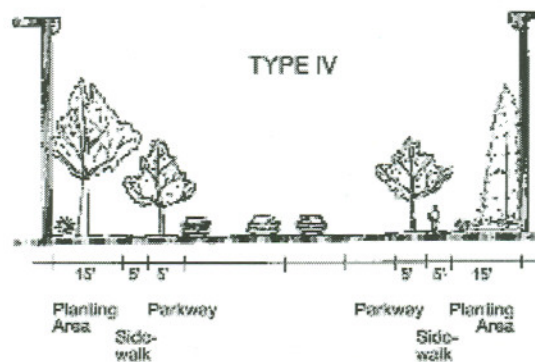
Type II is used on a few collector streets. Average width is 20 feet with a minimum width of 10 feet. The sidewalk shall be no less than 8 feet wide.



- (3) Type III – A 20-foot landscaped walkway with an 8-foot parkway planter for street trees, a five-foot sidewalk, and 7-foot planting/plaza area for site landscaping.

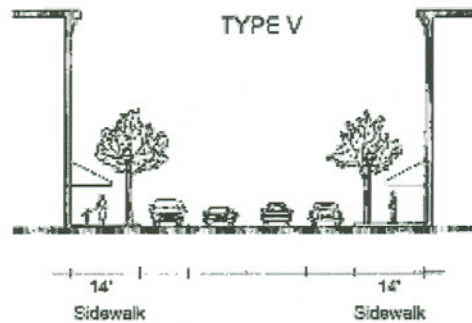


- (4) Type IV – A 25-foot landscaped walkway with a five-foot parkway for street trees, a five-foot sidewalk, and 15 feet of landscaped yard area. Type IV is most typically used in residential areas.



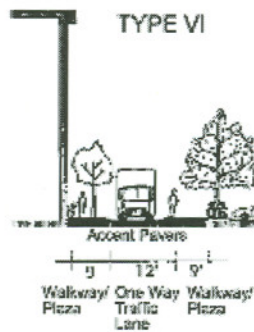
- (5) Type V and Va – A 14-foot sidewalk with the first floor of buildings up to the edge of the sidewalk, and street trees in tree wells next to the street. Sidewalks may be wider than 14 feet, but shall not be less than eight feet in width—pedestrian plazas, courtyards, and arcades

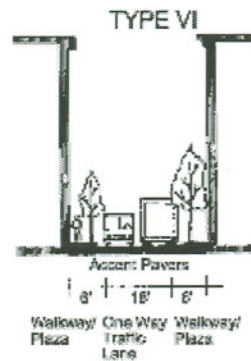
opening to the streets are encouraged. The minimum unobstructed pedestrian travel way shall be no less than 10 feet wide.



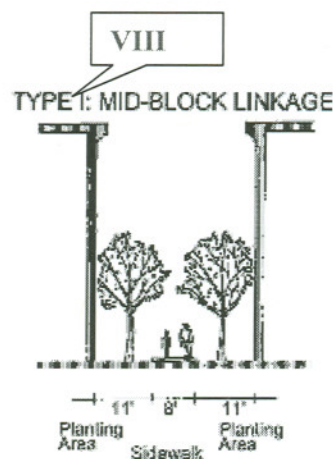
*Except Gilman Street which shall become a brick lined pedestrian/vehicular plaza, and Brown Street which includes an 8.5-foot wide sidewalk.

- (6) Type VI – A- 30 foot wide combination walkway/vehicular lane which incorporates landscaping, decorative lighting and seating areas. If the lane does not have a separated raised walkway six feet in width, the surface must be paved with unit pavers to denote that it is a pedestrian area. The width of the lane shall provide for a minimum of one lane of vehicular travel (one way) and one parking lane. Most used to reduce the size of large blocks, provide vehicular access to rear of lots, minimize need for curb cuts on street fronts, and provide mid-block connections for pedestrians. Type VI may be substituted for Type I-VIII internal sections mid-block pathway if the Technical Committee finds that a vehicular lane is not necessary to provide for the completion of an already started segment or circulation system.





- (7) Type VII – A 10-foot-wide sidewalk from the Sammamish River Trail to and around buildings fronting the river. (Ord. 1901)
- (8) Type VIII - A 30-foot- wide, mid-block pathway that includes an eight-foot-wide sidewalk and 11 feet of landscaping on both sides. Where a mid-block connection is desired through the interior of a property, the landscaping buffer may be omitted or reduced through the Site Plan Entitlement process, provided that the walkway be a minimum of 12 feet in width and be safe and appealing for pedestrian use. Where store fronts open directly onto these pathways, unit pavers or decorative pavement finishes are encouraged, as well as landscaping in planters and tree wells. Mid -block sections may pass through buildings when providing access to pedestrian oriented uses within a ground floor arcade. On large development sites, these mid-block pathways are desired to be spaced no greater than 500 feet away from a parallel street. Type VIII may be substituted by Type VI segments where found appropriate by the Technical Committee. In this case, walkways separated from the 20 foot drive lane may be required at the edges of the drive lane.



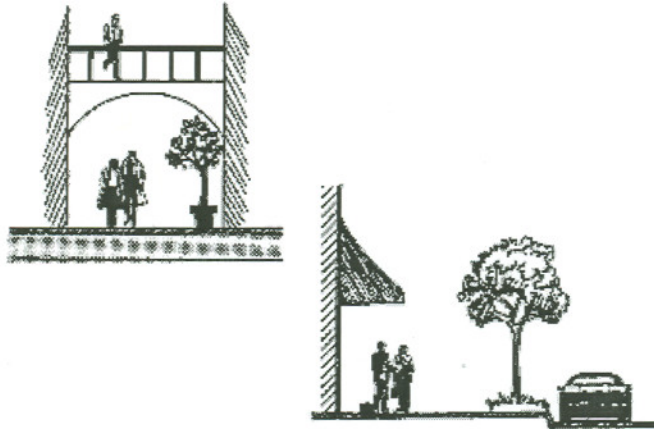
20C.40.105-040 Easements/Dedications.

Where a pedestrian system walkway exists or is required outside of a public right-of-way, an easement or the dedication to the City of Redmond may be required to provide continuity of the walkway to adjoining property. In case of dedication, residential density shall be calculated based on pre-dedication lot area. (Ord. 1901)

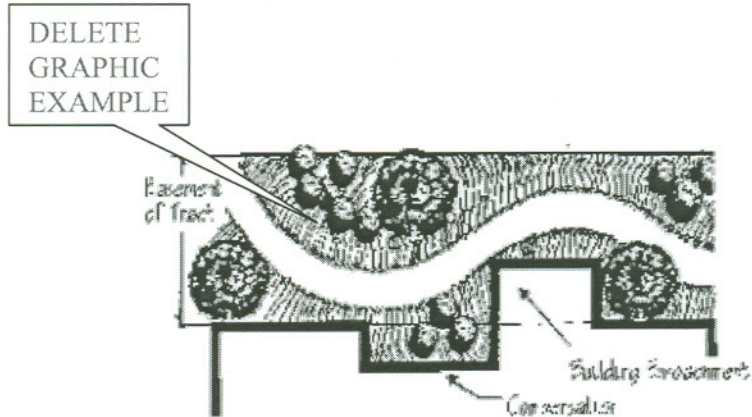
20C.40.105-050 Permitted Encroachments.

Encroachments into pedestrian systems are permitted as follows:

- (1) ~~Buildings~~ Upper floors of buildings, marquees, potted plants, awnings, blade signs, and roof projections may extend over the pedestrian system when they enhance pedestrian activities and when:
 - (a) ~~The~~ the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities;
 - (b) ~~The required average and minimum width of the pedestrian system is maintained.~~



Buildings, marquees and roof projections may extend over pedestrian systems when they enhance pedestrian activities.



Buildings may encroach into a pedestrian system when compensation is provided at another location.

- (2) ~~Patio walls no higher than four feet for ground floor residential units may encroach into the pedestrian system a depth no greater than five feet.~~
- (3) ~~Decorative walls or fences no higher than three feet above the sidewalk, that are not for patios, may be permitted through site plan review. (Ord. 1901)~~

20C.40.105-060 Width Measured from Back of Curb.

Where a pedestrian system adjoins a public street, the system's width shall be measured from the edge back of the existing or proposed curb. The widths specified shall be required averages. The minimum widths shall be 10 feet for streets requiring parkways (five-foot parkway and five-foot sidewalk) unless otherwise specified. (Ord. 1901)

20C.40.105-070 Construction Standards.

Construction standards for sidewalks are identified in Appendix 20C-1, City Center Downtown Pedestrian System Construction Specifications. (Ord. 1901)

20C.40.105-080 Driveway Crossings.

Driveways crossing the pedestrian system should be minimized and joint use of driveways encouraged to separate vehicles and pedestrians. Areas in driveways will not be calculated as part of the area required to be landscaped in the pedestrian system. (Ord. 1901)

20C.40.105-090 Access to Buildings.

Pedestrian access from primary building to pedestrian system should not be interrupted by vehicular circulation, parking or other elements which discourage pedestrian use. (Ord. 1901)

20C.40.105-100 Interior Block Pedestrian System.

Interruptions of mid-block pedestrian systems by vehicular circulation or parking shall be minimized typically not be permitted. (Ord. 1901)

20C.40.105-110 Variations Exceeding Standards.

Variations in the pedestrian system which exceed the standards may be approved by the Technical Committee. The variation, in the judgment of the Technical Committee, must not create a

pedestrian system out of character and harmony with the surrounding pedestrian systems. (Ord. 1901)

20C.40.105-120 Variations Not Meeting Standards.

Variations in the pedestrian system which do not meet minimum standards may be approved by the Technical Committee. Variations may be allowed after consideration of factors, including, but not limited to:

- (1) Existing right-of-way available to meet standards;
- (2) Existing buildings encroaching in linkage area;
- (3) Pedestrian and vehicular volumes anticipated;
- (4) Existing vegetation;
- (5) Disruption of system continuity;
- (6) Accessibility to buildings.

(Ord. 1901)

20C.40.110 ~~City Center~~Downtown Street Tree Plan.

20C.40.110-010 General.

Street trees within the ~~City Center~~Downtown Neighborhood shall be provided as noted on the map entitled "~~City Center~~Downtown Street Tree Plan" which is on file in the office of the Planning Department. As property is developed or redeveloped, trees shall be installed or otherwise provided for by the property owner/developer. For streets which do not list tree types or spacing requirements, refer to City of Redmond Street Tree Plan. (Ord. 1901)

20C.40.110-020 Requirements.

- (1) Location. Trees shall be spaced on average as noted on the ~~City Center~~Downtown Street Tree Plan. Trees shall be planted in parkways where they exist or are required per RCDG 20C.40.105. Where sidewalks are required to be contiguous with street curbs, trees shall be planted in irrigated tree wells, with City approved root barriers, next to the street. Street trees may be grouped in larger planters near the curb, if found more appropriate through site plan review. Street trees disallowed due to inadequate parkway width, street furniture, driveways or utilities shall be planted in the abutting yard area.
- (2) Street trees shall be planted according to guidelines outlined in Chapter 20D.80 RCDG, Landscaping and Tree Protection. (Ord. 1901)

20C.40.115 ~~City Center~~Downtown Design Guidelines.

Cross Reference: See Chapter 20D.40 RCDG, Design Standards